

ACRES

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- Three bedroomed, freehold semi detached
- Fully comprehensive family bathroom
- Spacious lounge
- Renewed fitted breakfast kitchen
- Delightful rear conservatory
- Tarmac drive with single garage
- Side, E.ON EV charging point
- Landscaped, superb rear garden
- No onward chain
- Excellent cul-de-sac position



MARFIELD CLOSE, MINWORTH, B76 1YD - ASKING PRICE £325,000

Nestled within a peaceful and highly sought-after cul-de-sac in Minworth, this beautifully maintained, three-bedroomed, freehold semi-detached family home offers the perfect blend of comfort, convenience and potential with no onward chain. Occupying an enviable position just a stone's throw from a picturesque public park, the property is ideally suited to families of all ages seeking both tranquillity and accessibility. The home has been lovingly cared for throughout its current ownership, presenting a true blank canvas for personalisation while already benefitting from a modern fitted kitchen and a superbly appointed, fully comprehensive family bathroom. Its location further enhances its appeal — within easy walking distance of well-regarded local schooling, daily shopping amenities, and a variety of facilities found within and around Minworth. Excellent transport and commuter links are also readily available, providing direct access to Sutton Coldfield, Birmingham and surrounding town and city centres. Internally, the accommodation briefly comprises an entrance porch leading into a welcoming family lounge, a fitted breakfast kitchen flowing through to a dedicated dining area and a bright rear conservatory overlooking the garden. Upstairs are three well-proportioned bedrooms together with a stylish, renewed family bathroom. Externally, a tarmac driveway provides ample off-road parking and access to a single garage fitted with an E.ON Drive EV charging point. The beautifully landscaped rear garden offers a combination of lawn and patio, perfect for outdoor dining and relaxation, enclosed by fencing for privacy. To fully appreciate this charming family home, internal inspection is highly recommended. EPC Rating D.

Set back from the road behind a tarmac drive with lawn to side, an E.ON Drive electric vehicle charging point is provided to side and access is gained into the accommodation via a PVC double glazed obscure door into:

ENTRANCE HALL: PVC double glazed window to side, an obscure glazed internal door opens to:

FAMILY LOUNGE: 15'00 x 10'08: PVC double glazed window to fore, electric fire with matching hearth, surround and mantel over, space for complete lounge suite, radiator, bi-folding door opens to stairs / landing and a glazed door opens to:

FITTED BREAKFAST KITCHEN THROUGH DINING SPACE: 18'06 x 8'08: PVC double glazed window to rear, matching wall and base units with recesses for washing machine, fridge / freezer and dishwasher, integrated oven with grill over, edged work surface with four ring gas hob having extractor canopy over, one and a half stainless steel sink drainer unit, tiled splashbacks, radiator, space for dining table and chairs, an obscure PVC double glazed door opens to side, obscure internal door back to lounge and sliding patio doors open to:

REAR CONSERVATORY: 9'10 x 8'02: Glazed windows and door open to rear garden, sliding patio doors open back to fitted breakfast kitchen.

STAIRS & LANDING: PVC double glazed window to side, doors open to three bedrooms, a fully comprehensive bathroom, storage and cupboard.

BEDROOM ONE: 13'06 x 9'10: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 10'04 x 9'10: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 8'08 x 8'05: PVC double glazed window to fore, space for bed and complementing suite, radiator, door back to landing.

FULLY COMPREHENSIVE FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising bath, step-in shower cubicle, low level WC and vanity wash hand basin, radiator, tiled splashbacks, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, having been previously landscaped, mature shrubs and bushes line and privatise the property's border with access being given back into the home via a door to conservatory and side door to kitchen.

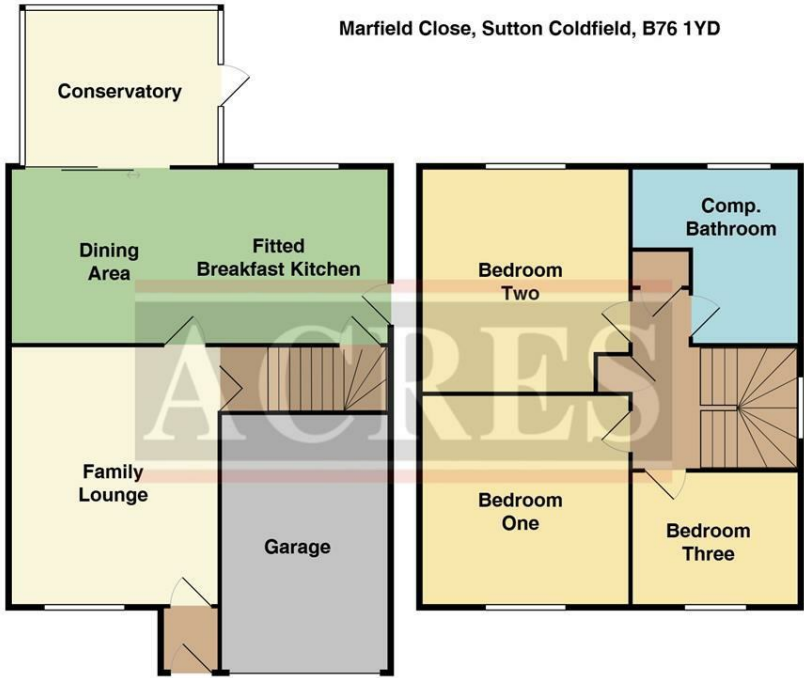
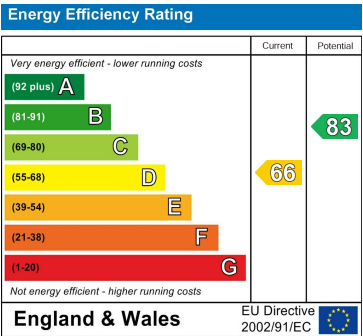
SINGLE GARAGE: (please check suitability for your own vehicle use): Up and over garage door to fore.



TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 313 2888



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.